

Planning Commission Date: December 13, 2006

Item No.

3.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Cindy Maxwell

Public Hearing: Yes: X No:

Notices Mailed On: 12/04/06

Published On: 11/30/06

Posted On: 12/04/06

TITLE: **ASPEN FAMILY APARTMENTS – 101 AFFORDABLE APARTMENTS AT 1666 S. MAIN ST.**

Permits: SZ2005-10 and UP2006-22

Location: 1666 S. Main St. – Between Saf-Keep Mini-Storage (1680 S. Main St.) and multi-tenant industrial buildings at 1640 S. Main St.

APN: 086-22-023

RECOMMENDATION: **Continue the Public Hearing to the January 24, 2007 meeting.**

Applicant(s): Global Premier Development, Inc., 5 Park Plaza, Suite 980, Irvine, CA 92614 – Project Manager: Charles Hutchison

Property Owner(s): Martin & Mary Baccaglio, 15030 Montebello Rd., Cupertino, 95014

Previous Action(s): EIR, GPA, Rezoning for Midtown Specific Plan. 'S' Zone for one of the existing buildings.

General Plan Designation: Multi-Family Very High Density

Present Zoning: Multi-Family Very High Density (R4-S)

Existing Land Use: Two multi-tenant industrial buildings and storage areas

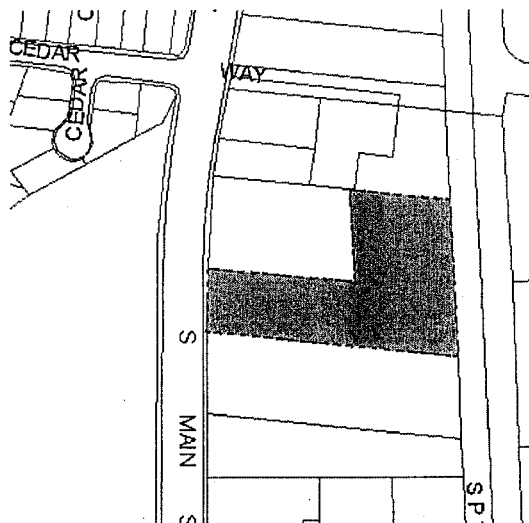
Agenda Sent To: Applicant and Owners (as noted above)

Attachments: None

PJ No. 3199

PROJECT DESCRIPTION

Redevelop 2.69 acres at 1666 S. Main St., from existing industrial and commercial service uses, to a 101-unit apartment project for low and very low income households with four story buildings over an underground garage.



PROJECT APPLICATION

The applicant requests that the public hearing be continued to the next Planning Commission meeting so they can redesign the project to provide public, rather than private, streets.

The results of a neighborhood meeting, held December 7, will be reported at the January 10 meeting.

The project application consists of:

- S-Zone No. SZ2005-11, pursuant to Section 42 (Site and Architecture Review) of the zoning ordinance.
- Use Permit No. UP2006-22, for deviations from the Midtown Specific Plan design standards (p. 8-5).

RECOMMENDATION

Continue the Public Hearing to the January 24, 2007 meeting.